

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Town Planning – Bhimavaram Municipality - Change of Land Use form Public and Semi-public use to Residential use to an extent of 362.88 Sq.Mtrs in R.S.No.99/6 at Padmalaya Theatre Road, 34<sup>th</sup> Ward Bhimavaram– Draft variation – Confirmed – Orders –Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT**  
**G.O.Ms.No. 25**

**Dated: 25.01.2014.**  
**Read the following:-**

1. From DTCP Lr.Roc.No.12680/2012/R, Dated: 06.02.2013
2. Govt., Memo No.3536/H1/2013-1, Dated: 24.04.2013.
3. From DTCP Lr.Roc.No.12680/I2/R, Dated: 11.07.2013.
4. Govt. Memo No.3536/H1/2013-2, Dated: 31.08.2013.
5. From DTCP Lr.Roc.No.12680/12/R, Dated: 21.12.2013.
6. From the Commissioner of Printing, A.P. Extraordinary  
Gazette No.638, Part-I, Dated: 05.09.2013.
7. Govt., Memo No.11411/I2/2012, Dated: 30.06.2012.

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**ORDER:-**

In the reference first read above, the Director of Town & Country Planning, Hyderabad has submitted proposal for Change of Land Use form Public and Semi-public use to Residential use to an extent of 362.88 Sq. Mts in R.S.No.99/6 at Padmalaya Theatre Road, 34<sup>th</sup> Ward Bhimavaram. The Commissioner, Bhimavaram Municipality informed that the Master Plan was approved before 24 Years, the applicant has refused the TDR proposal and the adjacent lands have already been converted to residential use on East and West sides. The Municipality has also resolved and sent the proposal for change of land use.

2. The draft variation to the Bhimavaram General Town Planning Scheme, the Master Plan sanctioned in G.O.Ms.No.951 MA, Dated.27.11.1987, issued in reference 4<sup>th</sup> read above, published in reference 6<sup>th</sup> read above. On publication no objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in the reference 3<sup>rd</sup> read above has informed that the applicant has paid an amount of Rs.10,890/- (Rupees Ten Thousand Eight Hundred and Ninety only) towards Development charges vide challan No.1861, Dated: 15.06.2013 as per G.O.Ms.No.158 MA., dated: 22-03-1996. Further in the reference 6<sup>th</sup> read above the Director of Town & Country Planning, Hyderabad has informed that the Municipal Commissioner, Bhimavaram has published the draft variation notification in Eenadu, the Telugu daily news paper and Deccan Chronicle, English daily news paper. On publication no suggestions/ objections received from the public. Hence, the draft variations are confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**Dr. S.K. JOSHI,**  
**PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry.

The Municipal Commissioner, Bhimavaram Municipality, West Godavari District.

Copy to:

The individual through the Municipal Commissioner, Bhimavaram Municipality.

The District Collector, West Godavari District.

Uploaded in [www.apmaud.gov.in](http://www.apmaud.gov.in)

SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Bhimavaram Town, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.638, Part-I, dated.05.09.2013 as required by clause (b) of the said section.

**VARIATION**

The site in R.Sy.No.99/6 to an extent of 362.88 Sq.Mtrs at 34<sup>th</sup> ward of Bhimavaram Town, the boundaries of which are shown in the schedule hereunder and which is earmarked for Public and Semi -Public use in the General Town Planning Scheme (Master plan) of Bhimavaram sanctioned in G.O.Ms.No.951 MA., Dated: 27.11.1987 is now designated for Residential use by variation of change of land use as the site is surrounded by residential activities, the Commissioner has informed that the Master Plan was approved before 24 Years, the applicant has refused the TDR proposal, the adjacent lands have already been converted to residential use on East and West sides and also based on the Council Resolution No.197, dated: 08.10.2012 as marked as "A,B,C,D" in the revised part proposed land use map G.T.P.No.24/2013/R available in the Municipal Office of Bhimavaram Municipality, **subject to the following conditions that;**

1. The applicant shall obtain prior approval from competent authority for future development.
2. The applicant shall handed over area affected in the Master Plan road as shown in the plan to an extent of 49.35 Sq.Mtrs to the Municipality through registered gift deed at free of cost.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUDNARIES**

North	: Site of Sri D. Venkata Rama Raju.
East	: Site of Sri D. Ramakrishna Raju.
South	: Existing 3.00 Mts wide road.
West	: Site of Sri V. Krishnamraju and Smt. V. Anasuya in G.T.P.No.15/2011/R.

Dr. S.K. JOSHI,  
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER.